

MINUTES  
Mt. Vernon Planning and Zoning Commission  
January 15, 2021

Due to the nature of the Novel Coronavirus, now known as Covid-19, and the restrictions placed on group gatherings by Governor Reynolds State of Public Health Disaster Emergency for Iowa, the Mount Vernon Planning and Zoning Commission believes it would be both impossible and impractical to hold a meeting in one location. With that being said, the Planning and Zoning Commission meeting was held via the Zoom application. The public was invited to participate via telephone by calling 1-312-626-6799 and prompted to enter the following information: Meeting ID: 875 3442 9573 and Password: 034361. If assistance was needed before the meeting began the public could contact City Planner, Laura Eckles at 641-521-4110. The following Commission members were remotely present: Truman Jordan, Trude Elliott, Jenna Wischmeyer, Joan Burge, Jay Willems and Rich Hileman. Absent: Matt Nelson. Also in attendance: City Planner Laura Eckles, Adam Bastjan with Kahler Slater and Luke Newton with MMS Consultants. Jordan called the meeting to order at 1:07 p.m.

**Approval of Agenda and September 2, 2020 minutes.** These documents stand approved unless otherwise indicated by Commission members. Elliott asked for a revision of the minutes in the by-pass discussion to reflect that she supported affordable and senior housing but had concerns about retail around the area. Minutes approved with this change.

**Discussion and possible action on Richard and Norma Small Athletic & Wellness Center site plan.** Eckles explained that the City is asking Planning and Zoning to review the proposed site plan and make a recommendation of approval to City Council if everyone is in agreement. Adam Bastjan with Kahler and Slater and Luke Newton with MMS Consultants gave an informal presentation on the design and site plan for the new wellness center at Cornell College. The project is set to begin in 2021 and finish up in 2022. Proposed building enhancements include ADA compliance and a more open concept. Proposed parking lot improvements include reconfiguration and resurfacing. Willems made a motion to approve the site plan as presented and forward on to City Council. Seconded by Hileman. All approved. Nelson absent.

**Discussion and possible action on resolution approving plat of Gunn First Addition.** Eckles explained that this is a small subdivision outside of City limits but within the two mile radius that requires review by the City of Mount Vernon. A portion of farm land will be divided off to make a separate lot. City staff has no concerns. Motion made by Hileman, seconded by Willems to approve the resolution approving plat of Gunn First Addition. All approved. Nelson absent.

Meeting adjourned at 2:06 p.m. on January 15, 2021.

Respectfully submitted,  
Marsha Dewell  
Deputy Clerk